085.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	881,400 / 881,400
					USE VALUE:	881,400 / 881,400
					ASSESSED:	881,400 / 881,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROWELL CHRISTOPHER
Owner 2:	ROWELL ALEXANDRA BOYLE
Owner 3:	
Street 1:	88 WESTMINSTER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RYAN JASON C/JENNIFER L -
Owner 2:	-
Street 1:	88 WESTMINSTER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,184 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1885, having primarily Clapboard Exterior and 2216 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	10	37A
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11184.000	404,900	500	476,000	881,400
Total Card	0.257	404,900	500	476,000	881,400
Total Parcel	0.257	404,900	500	476,000	881,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.74 | /Parcel: 397.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 53499
GIS Ref:
GIS Ref:
Insp Date: 09/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 085.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	404,900	500	11,184.	476,000	881,400	881,400	Year End Roll	12/18/2019
2019	101	FV	315,400	600	11,184.	469,200	785,200	785,200	Year End Roll	1/3/2019
2018	101	FV	315,400	0	11,184.	360,400	675,800	675,800	Year End Roll	12/20/2017
2017	101	FV	315,400	0	11,184.	340,000	655,400	655,400	Year End Roll	1/3/2017
2016	101	FV	290,300	0	11,184.	312,800	603,100	603,100	Year End	1/4/2016
2015	101	FV	275,000	0	11,184.	292,400	567,400	567,400	Year End Roll	12/11/2014
2014	101	FV	275,000	0	11,184.	269,300	544,300	544,300	Year End Roll	12/16/2013
2013	101	FV	275,000	0	11,184.	269,300	544,300	544,300		12/13/2012

!6921!

PRINT

Date	Time
12/10/20	21:37:08

LAST REV

Date	Time
11/30/20	13:44:21

jorourke

USER DEFINED

Prior Id # 1:	53499
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6921

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RYAN JASON C/JE	66599-274		12/29/2015		857,500	No	No		
LEVERONI ANDREW	51700-540		9/19/2008		545,000	No	No		
	8225-355		1/1/1901		1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2017	517	Redo Bat	200	C				
11/18/2016	1423	Redo Kit	15,000	O				redo Kitch and bat
8/26/2004	794	Manual	5,800					replacement of fro
5/2/2003	320	Redo Kit	21,000	C		G6	GR FY06	2ND FLR KIT
3/20/2001	151	Redo Bat	15,000	C				REMODEL BOTH BATHS

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
3/23/2009	Meas/Inspect	372	PATRIOT
4/12/2005	Permit Visit	BR	B Rossignol
2/22/2000	Inspected	276	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	276	PATRIOT
8/4/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11184		Sq. Ft.	Site		0	70.	0.61	6			Topo	-10					475,980						476,000	

Total AC/HA: 0.25675 | Total SF/SM: 11184 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 475,980 | Spl Credit | Total: 476,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1885	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	106500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	453912
Depreciation:	49022
Depreciated Total:	404889

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	5	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

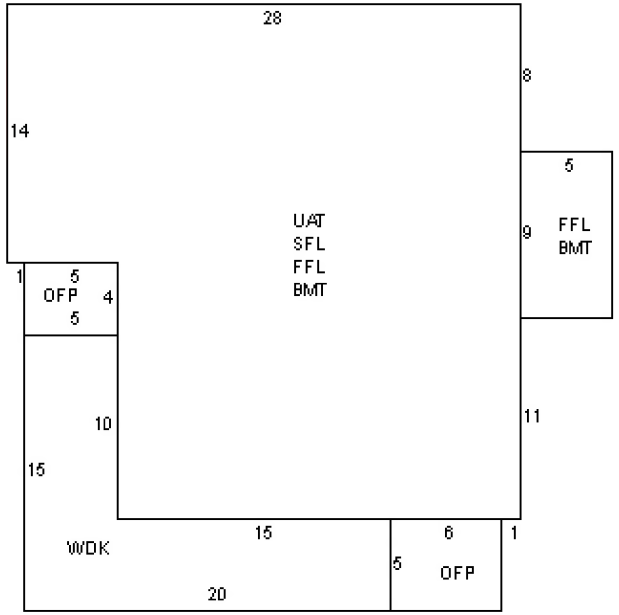
No Unit	RMS	BRS	FL
1	12	5	
Totals			
1	12	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	175.48
Special Features:	0	Val/Su Net:	157.86
Final Total:	404900	Val/Su SzAd	280.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	745	91.600	68,243
FFL	First Floor	745	175.480	130,734
SFL	Second Floor	700	175.480	122,838
UAT	Upper Attic	175	122.840	21,497
WDK	Deck	150	12.670	1,900
OFP	Open Porch	50	44.000	2,200
	Net Sketched Area:	2,565	Total:	347,412
Size Ad	1445	Gross Are	3090	FinArea 2216

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	80	G	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 085.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	120	A	AV	2000	5.38	T	15.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:	Total: 500